

Request for Review

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "Request for Review" in its entirety. This form will enable the state staff to review the project before scheduling a meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

1. Project Title/Name: The Meadows of Smyrna

2. Location: Rabbit Chase Lane & Sunnyside Road

3. Parcel Identification #: DC-00-028.00-01-02.00 & 03.00 4. County or Local Jurisdiction Name: Town of Smyrna

5. Owner's Name: Liborio III, L.P.

Address:

City: Wilmington

State: DE

Zip: 19801

Phone: 302-656-9400

Fax: 302-656-9344

Email:

6. Applicant's Name: SAME AS OWNER

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Key Engineers, Inc. c/o Scott Lobdell, P.E.

Address: 1 E. Main Street

City: Middletown

State: DE

Zip: 19709

Phone: 302-449-0520

Fax: 302-449-0521

Email: slobdell@keyengineers.com

8. Please Designate a Contact Person for this Project: Scott Lobdell & Lee Ramunno (for Liborio)

Information Regarding Site:			
9. Area of Activities (Acres +/-): 213		<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Is the application in compliance with the State Strategies Map?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11. Any previous applicants?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Present Zoning: R-2 & R-2A		13. Proposed Zoning: R-2 & R-2A	
14. Present Use: Vacant Land		15. Proposed Use: Duplex/Single Family	
16. Comprehensive Plan recommendation:			
17. Existing Sanitary Facilities			
18. Water:		<input type="checkbox"/> Central	<input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Public
Service Provider Name: Town of Smyrna			
19. Sewer:		<input type="checkbox"/> Central	<input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Public
Service Provider Name: Town of Smyrna			
20. If a site plan please indicate square footage:			
21. If a subdivision:		<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
22. Number of Lots: 854			
23. % of Impervious Surfaces: 27		Square Feet:	
24. If a subdivision:		Density of Project: 4.00	Number of Lots: 854
25. Are there Flood Plain impacting this site? If so, please include this information on the site map.			
26. Will the site impact wetlands?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please define type:		Source of Information:	
27. Is the activity impacting any perennial streams, lakes or other natural bodies of water?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
28. Does this activity encroach on or impact any conservation ditch?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
29. Any developer funding for infrastructure improvement anticipated? Yes			

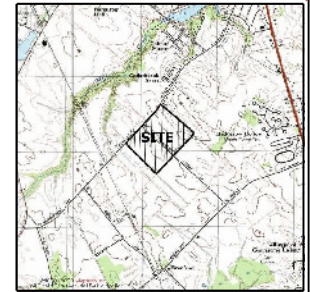
30. Are any environmental mitigation measures included or anticipated with this project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
31. Will this project generate additional traffic?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Estimated: 6,800 trips per day		
32. Are you aware of any impact this project will have on historic resources? No		
33. Are you aware of any environmental impact this project will have? No		
34. Is this activity located within the State's mapped critical resources or environmentally sensitive sites?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please List them:		
35. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please List them:		
36. Please make note of the time-line for this project: Construction in Spring/Summer 2004		
<p>Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>		

The Meadows of Smyrna

Subdivision Data:

AREA OF TRACT:
AREA WITHIN PROPOSED LOTS:
AREA WITHIN PROPOSED RIGHT OF WAY:
AREA WITHIN PRIVATE OPEN SPACE:
NUMBER OF PROPOSED LOTS:

21.88 ACRES (2,308,042 S.F.)
126.71 ACRES (1,366,432 S.F.)
45.49 ACRES (4,943,521 S.F.)
45.48 ACRES (1,031,763 S.F.)
863



Location Map
U.S.G.C. SURVEY
Scale: 1" = 500'

Plan Data:

- SOURCE OF DATA: TAX MAP PLATE 26, LOTS 2 & 3
- EXISTING ZONING: R2, R2B - High Density Residential
- DATUM: DELAWARE STATE PLANE COORDINATE GRID SYSTEM
- POSTAL ADDRESS: KENT COUNTY, DE
- TOTAL LINEAR FEET OF PROPOSED: 80' R.O.W. = 72,380 L.F.
80' R.O.W. = 2,817 L.F.
- DESIGNER'S NOTES:
 - SEWER: SEWER SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
 - STORMWATER: STORMWATER SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE COUNTY OF KENT.
 - EASEMENTS: A TWENTY-FOOT WIDE EASEMENT (OR AS NOTED ON THE PLAN), TEN FEET ON EITHER SIDE OF THE CENTERLINE OF THE PIPE (OR AS NOTED ON THE PLAN), SHALL BE CREATED WHERE A SANITARY SEWER, STORM SEWER, ELECTRIC OR WATER MAIN EXITS OUTSIDE LIMITS OF THE DESIGNATED RIGHT OF WAY.
 - SUBDIVISION STREETS:
 - ALL EASEMENTS SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE STATE OF DELAWARE DIVISION OF HIGHWAYS.
 - ALL EASEMENT RIGHT OF WAY SHALL BE DESIGNATED TO THE COUNTY OF KENT AS PUBLIC UTILITY EASEMENTS IMMEDIATELY UPON RECORDATION OF THE PLAN.
 - STATUS OF DESIGNATION TO THE COUNTY SHALL BE MAINTAINED BY THE POWER OF SURRENDER FOLLOWING THE COMPLETION OF THE STREET BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN, THE TOWN ASSURES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DESIGNATED RIGHT OF WAY UNTIL THE TOWN APPROVES THE STREET.
 - ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY ACCESS UPON THE PURCHASER'S LOTS TO COMPLETE GRADING AND/OR LANDSCAPING AS REQUIRED BY THE APPROVED PLAN FOR A PERIOD OF ONE YEAR, COMMENCING WITH THE COMMENCEMENT OF A CERTIFICATE OF OCCUPANCY.
 - GRADING, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE KENT CONSERVATION DISTRICT.
 - IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A TEN-FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT AROUND THE ENTIRE PERIMETER OF EACH LOT.
 - ALL PROPOSED RIGHT-OF-WAYS SHOWN ON THIS PLAN ARE HEREBY DESIGNATED TO PUBLIC USE. ALL RIGHT-OF-WAYS SHALL BE DESIGNATED AS PUBLIC UTILITY EASEMENTS IMMEDIATELY UPON RECORDATION, RECORDED OF STATUS OF DESIGNATION TO THE TOWN.
 - OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SEDIMENT AND STORMWATER CONTROLS DURING THE CONSTRUCTION AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL ALL LOTS ARE SOLD. AT THAT TIME, RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSIGNED BY THE HOMEOWNERS' ASSOCIATION. LOT OWNERS ASSURE THAT ALL LOTS SHALL ACCESS INTERNAL SUBDIVISION STREETS ONLY.
 - GROUND CONING SURVEY BY CHARLES J. REBEL, JR., REGISTERED LAND SURVEYOR, OF KEY ENGINEERS, INCORPORATED, DATED 10/01/01, VERTICAL CONTROLS ARE REFERENCED BENCHMARKS AS NOTED ON PLANS.
 - UPON THE COMPLETION OF THE DEVELOPMENT SHOWN HEREIN, THE OWNER AND/OR DEVELOPER SHALL CONVEY (WITH THE HOMEOWNERS' ASSOCIATION, A DELAWARE CORPORATION (HEREINAFTER THE "ASSOCIATION"), FOR THE ASSOCIATION'S HOMEOWNERS' ASSOCIATION, (1) ALL COMMON AREAS, (2) ALL OPEN SPACE, (3) ALL RECREATIONAL AREAS, AND (4) THE STORMWATER MANAGEMENT PLAN. THE ASSOCIATION UPON RECEIVING SUCH TITLE SHALL THEREAFTER HAVE FULL RESPONSIBILITY AND EXPENSE FOR MAINTENANCE.
 - ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST SIX INCHES OF TOPSOIL UPON COMPLETION OF GRADING AND CONSTRUCTION OF INDIVIDUAL LOTS AND OPEN SPACE AREAS. ALL SUCH AREAS SHALL BE SEED, SOOLES, OR OTHERWISE LANDSCAPED.
 - DELAWARE REGULATIONS PROHIBIT THE BURNING OF CONSTRUCTION/DEMOLITION DEBRIS, INCLUDING TREES AND BRANCHES ON CONSTRUCTION SITES. ANY SOLID WASTE MUST BE REMOVED DURING EXCAVATION MAY BE REMOVED AND PROPERLY DECOMPOSED OFF-SITE AT AN APPROVED LANDFILL.

Index of Sheets

SHEET	DESCRIPTION
1	COVER SHEET
2	PLAN OF LOTS - SECTION I
3	PLAN OF LOTS - SECTION II
4	PLAN OF LOTS - SECTION III
5	PLAN OF LOTS - SECTION IV

Bulk Requirements:

Zone R2 SINGLE FAMILY DETACHED

MINIMUM LOT SIZE: 6,500 S.F.
MINIMUM LOT WIDTH: 30 FEET
MINIMUM LOT DEPTH: 50 FEET
MINIMUM FRONT YARD SETBACK: 10 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM REAR YARD SETBACK: 10 FEET
MAXIMUM OVERHANG: 10 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET

Zone R2-A SINGLE FAMILY SEMI-DETACHED

MINIMUM LOT SIZE: 3,500 S.F.
MINIMUM LOT WIDTH: 30 FEET
MINIMUM LOT DEPTH: 50 FEET
MINIMUM FRONT YARD SETBACK: 20 FEET
MINIMUM SIDE YARD SETBACK: 10 FEET
MINIMUM REAR YARD SETBACK: 10 FEET
MAXIMUM OVERHANG: 10 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET

Certificate of Accuracy - Perimeter Boundary & Interior

I, SCOTT E. LOBBELL, HEREBY CERTIFY THAT THE PLAN REPRESENTS A SURVEY MADE BY MEY ENGINEERS, INC., THAT THE ACCURACY OF THE INFORMATION THEREIN IS CORRECTLY TO ACCEPTABLE SURVEY STANDARDS AND PRACTICES, THE INFORMATION SHOWN AS EXISTING IS ACCURATELY SHOWN AND THE PLAN CONFORMS WITH THE ACCEPTABLE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN.

SCOTT E. LOBBELL, PROFESSIONAL ENGINEER NO. 12280
DATE: _____

Certification by Owner

I, LEE VINCENT RANKINS, PARTNER OF MEY ENGINEERS, INC., HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAN WAS PREPARED BY MEY ENGINEERS, INC. IN ACCORDANCE WITH THE TOWN OF SMYRNA AND THAT I HAVE READ AND AGREE TO THE TERMS OF SECTION 3.06 CONCERNING APPROVAL PLANS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF SMYRNA.

LEE VINCENT RANKINS (LEGAL REPRESENTATIVE)
DATE: _____

Certification by Town Engineer

THE FINAL SUBDIVISION PLAN CONFORMS TO THE APPLICABLE TOWN ZONING AND SUBDIVISION ORDINANCES.

TOWN ENGINEER
DATE: _____

Certification by Council Secretary

TOWN COUNCIL APPROVED THE FINAL SUBDIVISION PLAN AT A PUBLIC MEETING HELD ON _____ AND THE CONSTRUCTION ACTIVITY MUST BE STARTED WITHIN ONE YEAR OF THE APPROVAL DATE ON THIS PLAN'S APPROVAL CERTIFICATE.

COUNCIL SECRETARY
DATE: _____

General Notes:

- Storm Drainage: All on-site drainage facilities shall be primarily owned and maintained by the owner. Storm drainage facilities shall be subject to the Town Code and Delaware Sediment and Stormwater Regulations dated 1991 or its later amendments.
- Electric: Town of Smyrna. Subject to Town's approval.
- Landmarks: Landmarks shall be identified and protected in accordance with the Delaware State Historic Preservation Act (16 Del. Code, Title 21, Chapter 11).
- Monumentation: Existing monuments shall be preserved and protected in accordance with the Delaware State Historic Preservation Act (16 Del. Code, Title 21, Chapter 11).
- Fire Hydrants: Existing fire hydrants shall be preserved and protected in accordance with the Delaware State Fire Regulations.
- At the time the hydraulic, geotechnical, and/or stormwater management plans are submitted, the developer shall submit a plan to preserve and protect existing monuments and landmarks.
- For maintenance of easements, the developer shall submit a plan to preserve and protect existing monuments and landmarks.
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- As common facilities including, but not limited to, power lines, sidewalks, curbing, landscaping, and other utilities, shall be installed and maintained in accordance with the Town Code and Delaware Sediment and Stormwater Regulations dated 1991 or its later amendments.
- As public utilities including, but not limited to, electric, gas, and telephone shall be placed underground within the subdivision and land development. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Town of Smyrna that the underground installation are not feasible because of physical conditions of the land.
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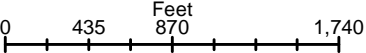
REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERMITTED ONLY BY MEY ENGINEERS, INC. AND SHALL BE PERMITTED UNDER THE RESOLUTIVE DIRECTIVE OF THE LICENSED PROFESSIONAL, WHOSE NAME AND SIGNATURE APPEARS HEREIN.

REV.	DATE	DESCRIPTION	BY	CHKD.
Cover Sheet				
The Meadows of Smyrna PARCELS DC-00-028.00-01-02.00-000 & DC-00-028.00-01-03.00-000				
Town of Smyrna Kent County, Delaware				
DATE: 01/24/21	DESIGNED BY: SCOTT E. LOBBELL	SCALE: 1" = 200'		
DATE: 01/24/21	PROJECT NO.: 20-001	TRAIL: 20-001	SHEET NO. 1 OF 5	
SCOTT E. LOBBELL PROFESSIONAL ENGINEER NO. 12280 NEW JERSEY P.E. NO. 43684				
1 EAST MAIN STREET, SUITE 4 SMYRNA, DELAWARE 19988 CERTIFICATE OF AUTHORIZATION #000000				
				DATE: _____

Preliminary Land Use Service (PLUS)

Meadows of Smyrna
2004-02-02

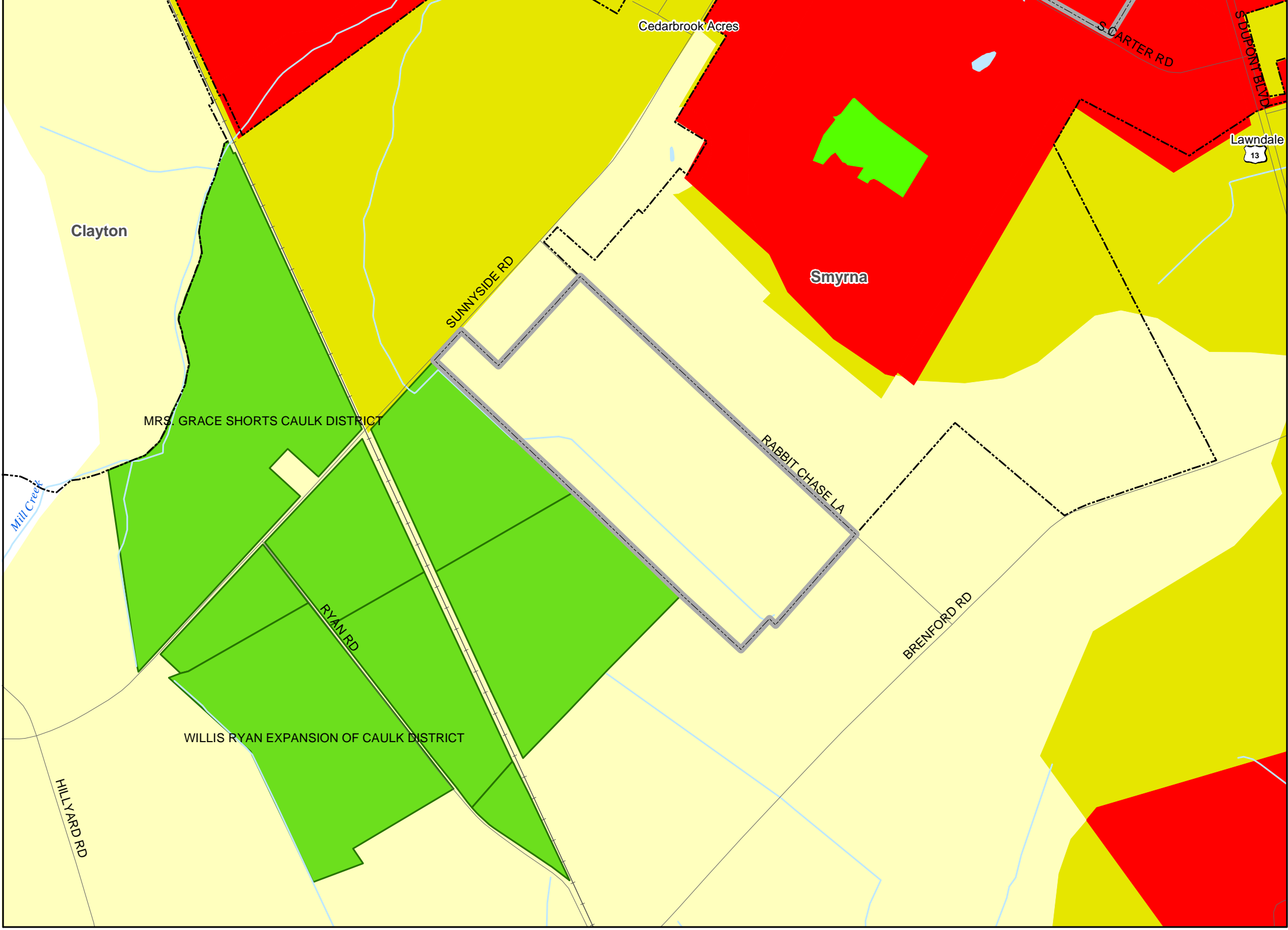
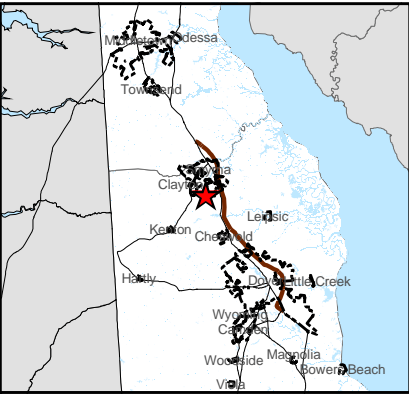
- Project Area
- Municipalities
- Public-Owned
- Ag. Preservation**
 - Purchased Dev. Rights
 - Donated Dev. Rights
 - Ag District
- State Strategy Level**
 - Community
 - Developing Area
 - Secondary
 - Sensitive Rural



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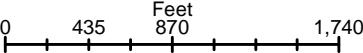
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Preliminary Land Use Service (PLUS)

Meadows of Smyrna
2004-02-02

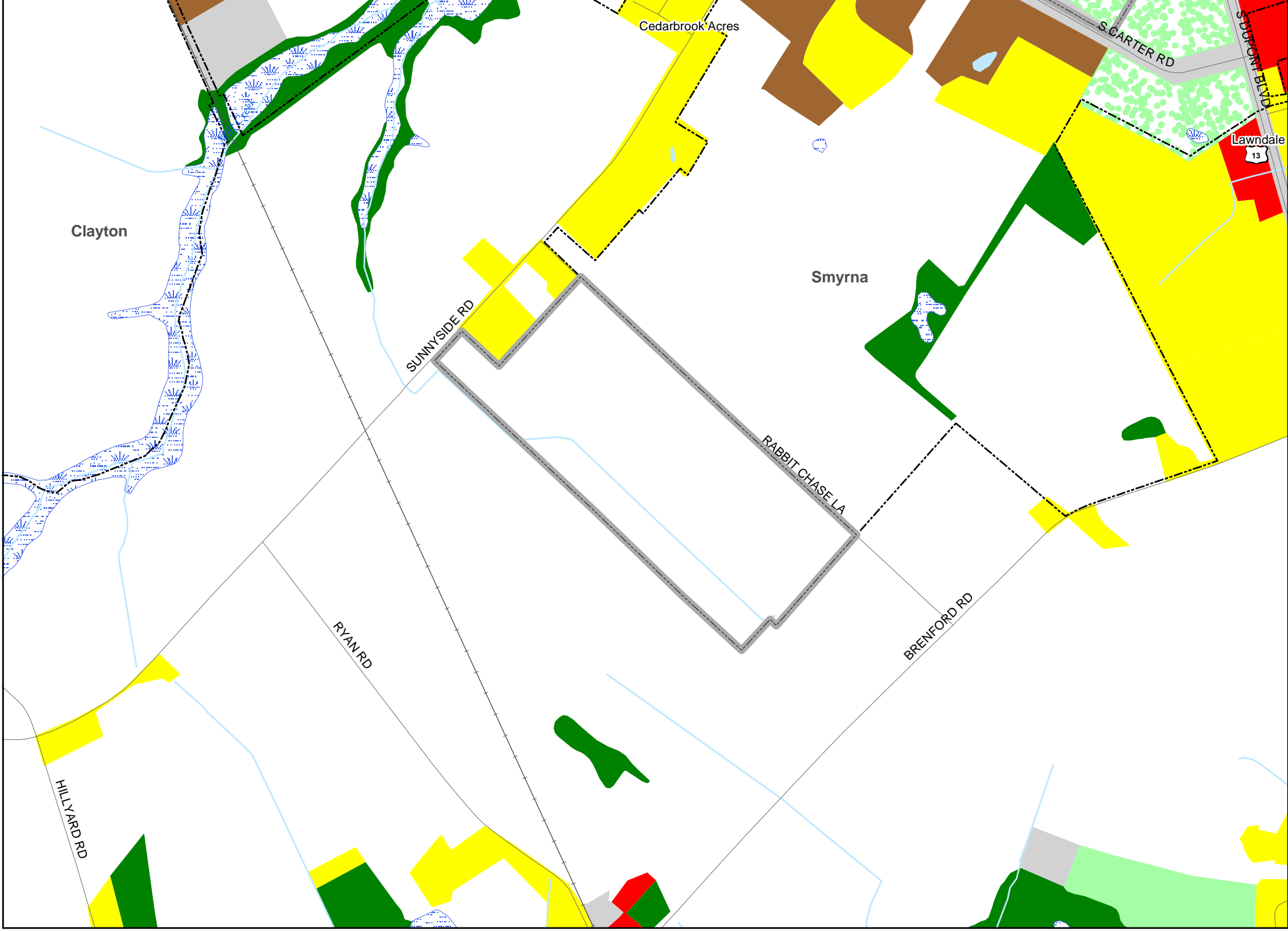
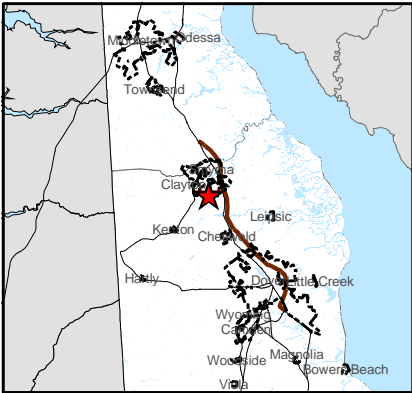
- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



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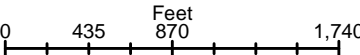


Preliminary Land Use Service (PLUS)

**Meadows of Smyrna
2004-02-02**

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



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